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MEMORANDUM – Road Commission

DATE: DATE

TO: File Parcel: PCL#1 – G&C Law

FROM: Authorized LPA Official

SUBJECT: Establishing Just Compensation - 67th Street Reconstruction

The necessary property rights for this parcel have been valued by a waiver valuation or an appraisal with the following value established:

Single Parcel Example	Square Footage	Price per Sq. Ft.	Total	Factor	Total Value	Total Compensation
FEE	x	=	\$0.00 x	100% =	\$0.00	\$0
EASEMENT	200 x	\$0.50 =	\$100.00 x	100% =	\$100.00	\$300
Grading	100 x	\$0.50 =	\$50.00 x	9% =	\$4.50	\$100
Type	x	=	\$0.00 x	=	\$0.00	\$0
Total					\$104.50	\$400

To expedite the project and to forestall additional cost to the project, it is authorized to offer the owner of the property:

Just Compensation \$400

If using waiver valuation, total compensation **MUST** be \$10,000 or below; or, be governmental property and compensation \$25,000 or below.

Authorized Official Signature

LPA Title

Date

Authorized LPA Official:

Title:

Date:

Whole Project Example

Establishing Just Compensation - 67th Street Reconstruction, Anywhere Road Commission

Pcl	Owner/ Valuation Type	Rights	Zoning	Sft	\$/SF	Fee Value	Factor	Total Value	Rounded/ Min Offer	Total Offer
1	G & C Law - WV	Drain Esmt	Res	200	\$ 0.50	\$ 100.00	100%	\$ 100.00	\$ 300	\$ 400
		Grading	Res	100	\$ 0.50	\$ 50.00	9%	\$ 4.50	\$ 100	
2	J Brown - Appraisal	Fee	Res	20,000				\$ 15,000	\$15,000	\$15,000
3	McDonalds - Appraisal	Esmt	Comm	10,000				\$ 30,000	\$30,000	\$30,015
		Grading	Comm	40				\$ 14.40	\$ 15.00	
4	H Curtis-WV	Grading	Res	1000	\$ 0.50	\$ 500.00	9%	\$ 45.00	\$ 100	\$ 100
5	K Deal -WV	Esmt	Res	500	\$ 0.50	\$ 250.00	100%	\$ 250.00	\$ 300	\$ 300

Note: If using a waiver valuation, the valuation must be non-complex and total compensation MUST be \$10,000 or below; or, be governmental property and compensation \$25,000 or below. (WV = Waiver Valuation)

The necessary property rights for the parcel(s) listed above have/has been valued by a waiver valuation or an appraisal. It is authorized to offer the owners of these properties the designated Just Compensation.

Authorized Official Signature

LPA Title

Date

Authorized LPA Official:

Title:

Date: